



PLANNING AND ZONING BOARD

May 25, 2022



ZON22-00085



Request

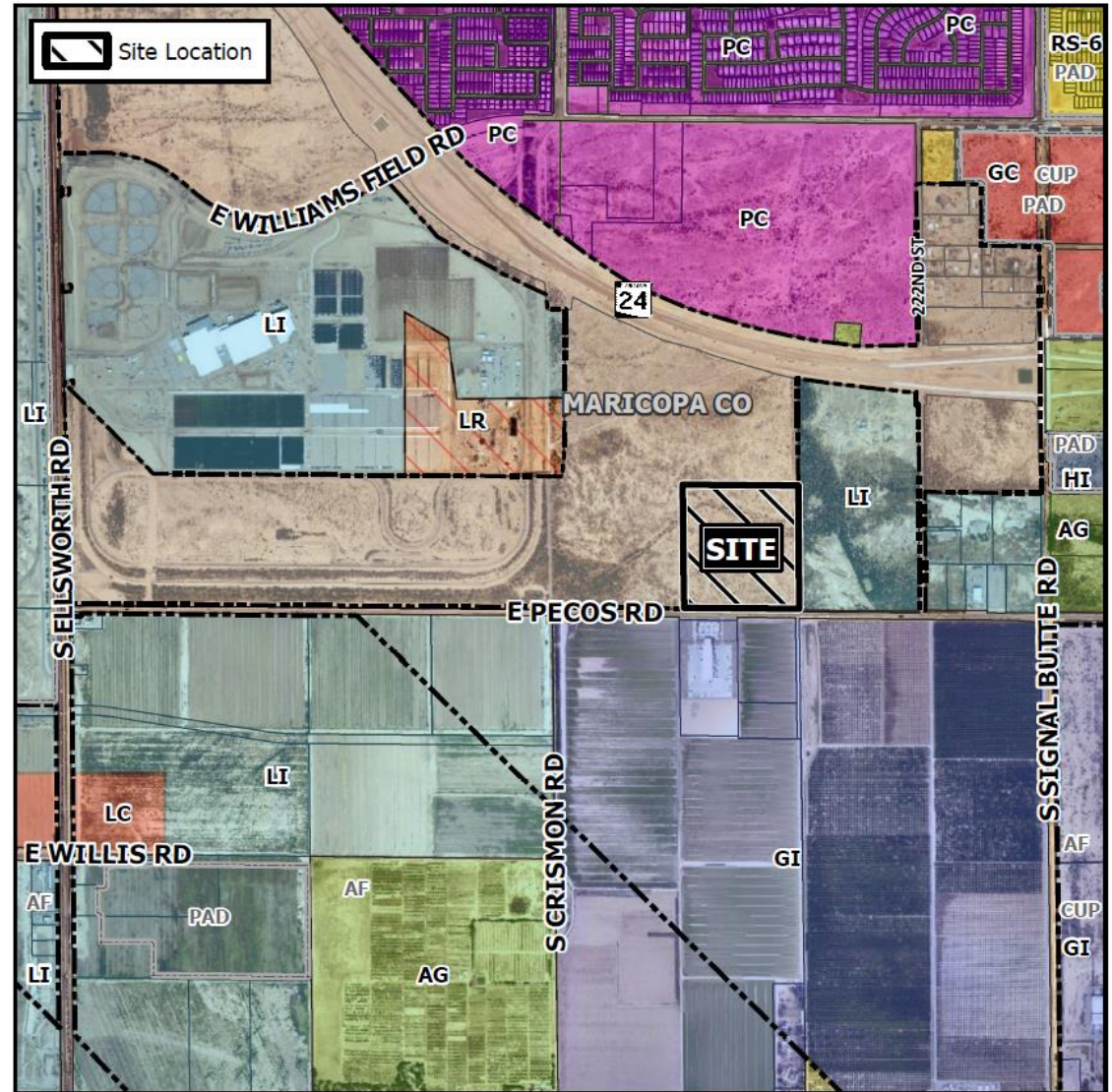
- Site Plan Review and Rezone

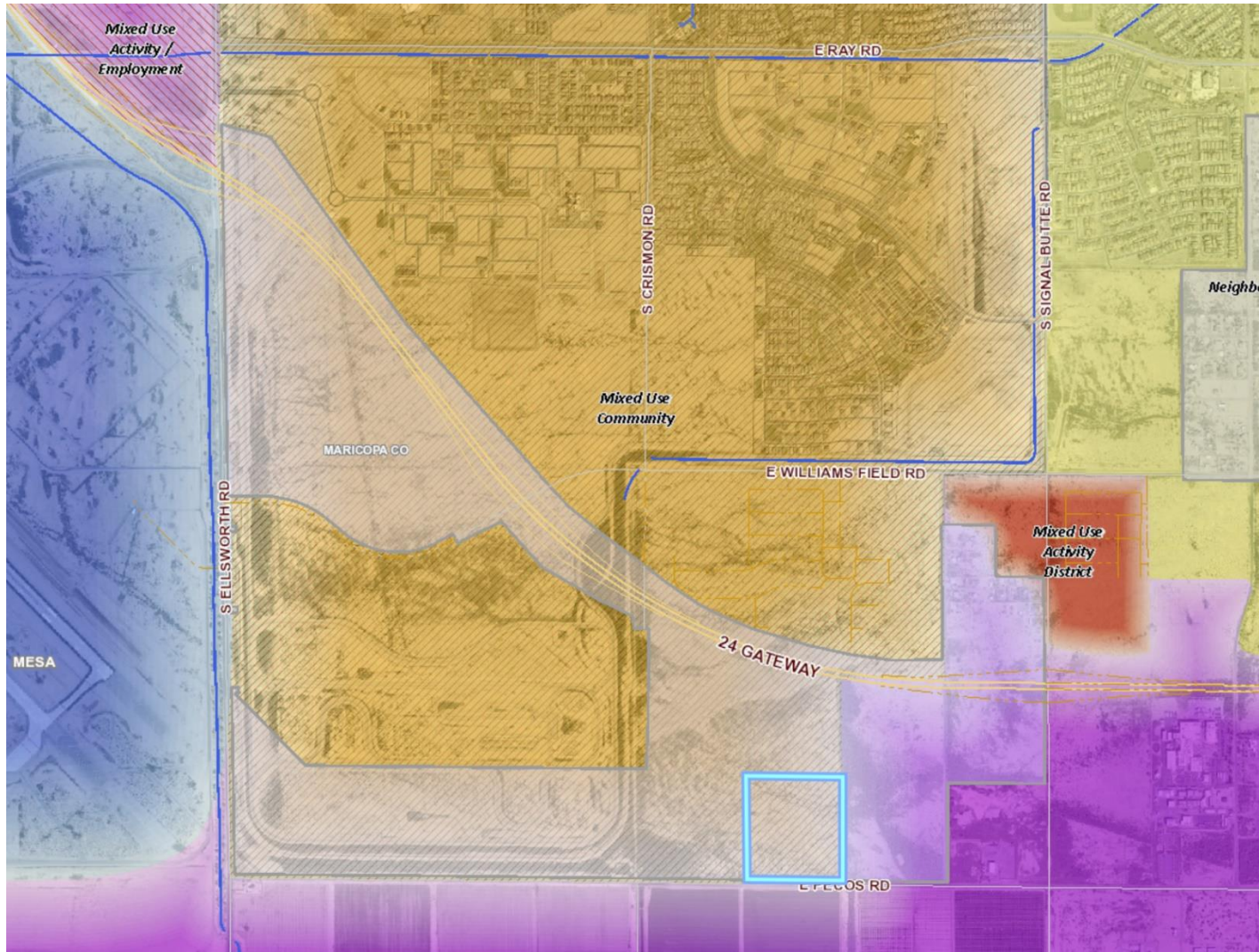
Purpose

- To allow for the development of an industrial park

Location

- North of Pecos Road
- East of Ellsworth Road





General Plan

Mixed Use Community

- Contain a mix of employment, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community with a sense of place



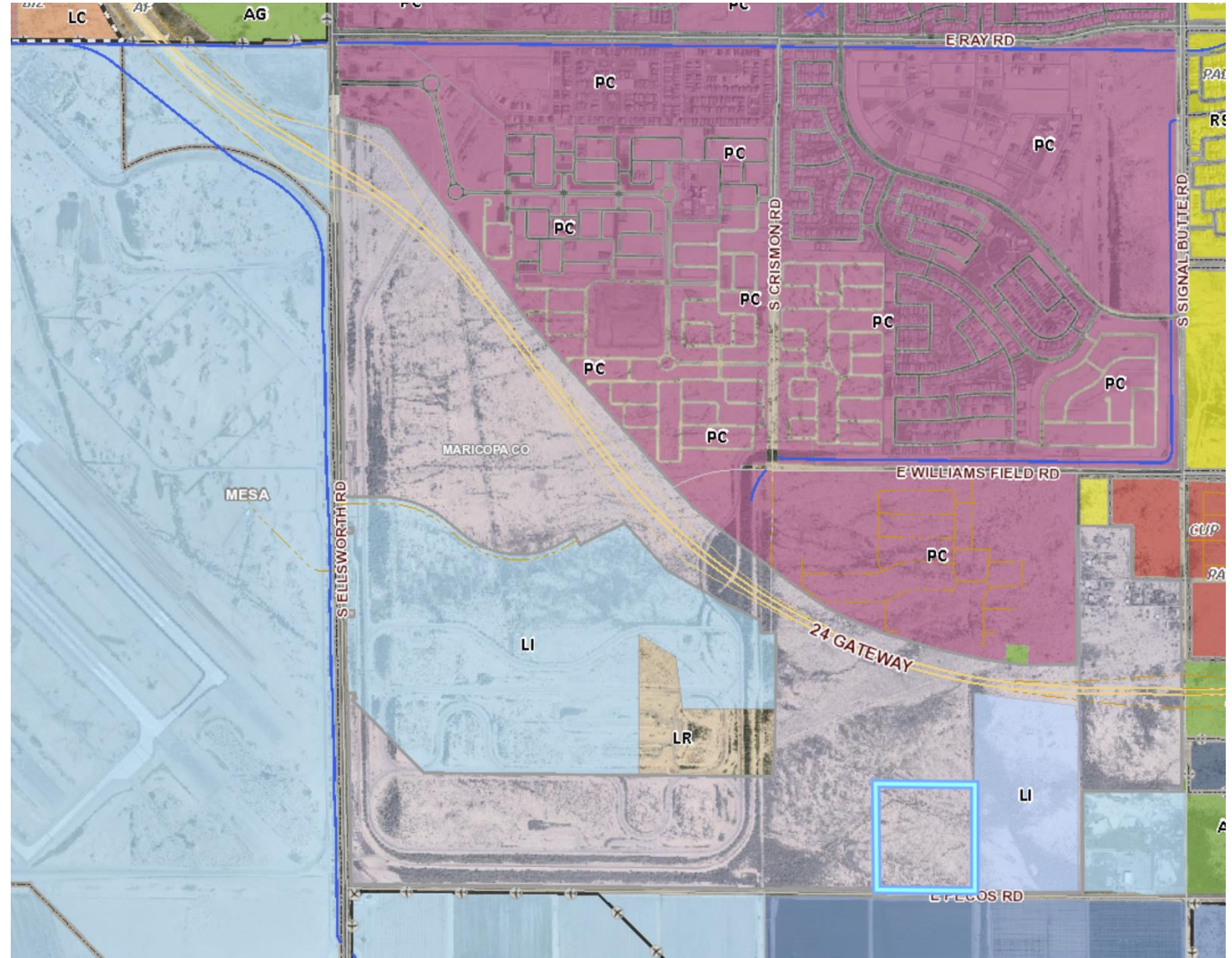
Mesa Gateway Strategic Development Plan

Logistics and Commerce District

- Per the GSDP, heavy industrial, light industrial, business park, and commercial uses will be predominant within this district. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses.

Zoning

- Currently zoned RU-43 and IND-2 in Maricopa County
- ANX22-00085
- AG comparable City of Mesa zoning
- Rezoning request from AG to Light Industrial with a Planned Area Development (LI-PAD)



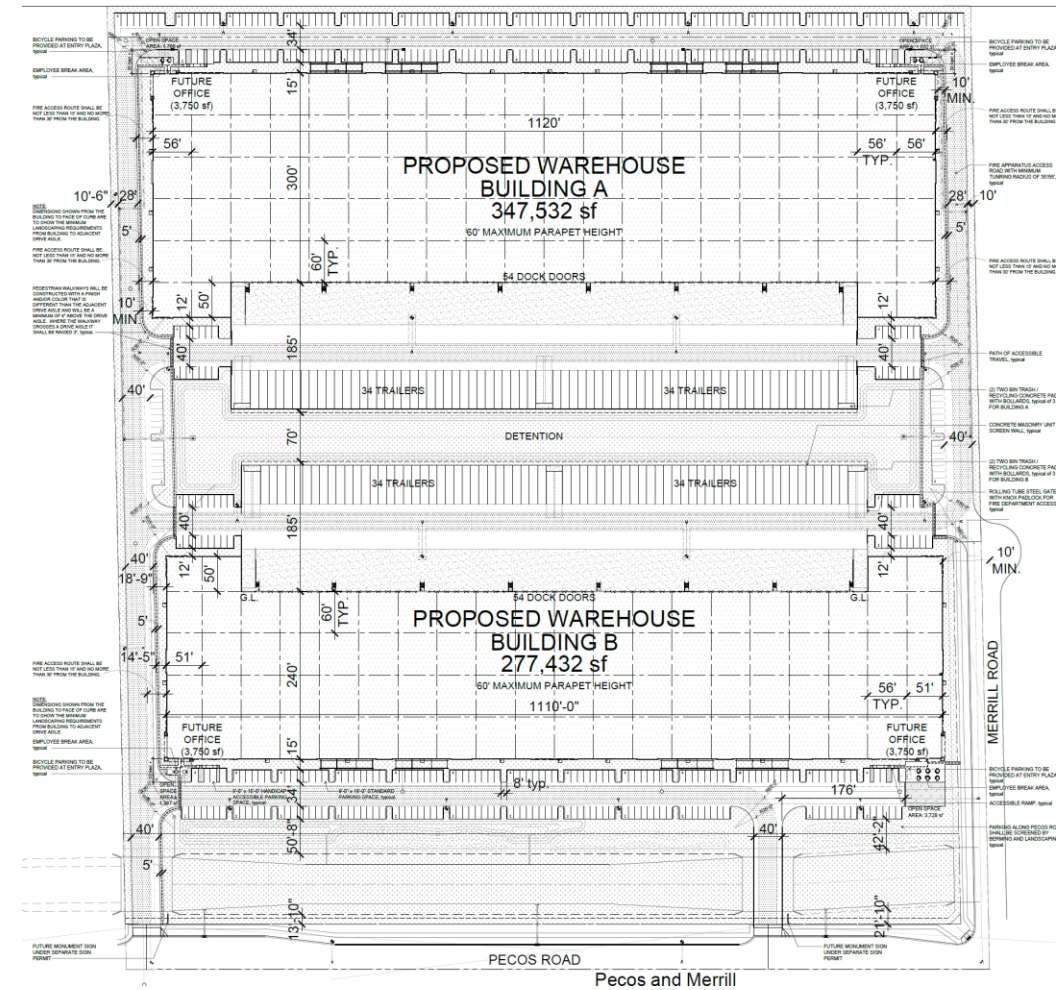
Site Photo



Looking north towards the site from Pecos Road

Site Plan

- Access from Pecos Road and Merrill Road



PAD Modifications

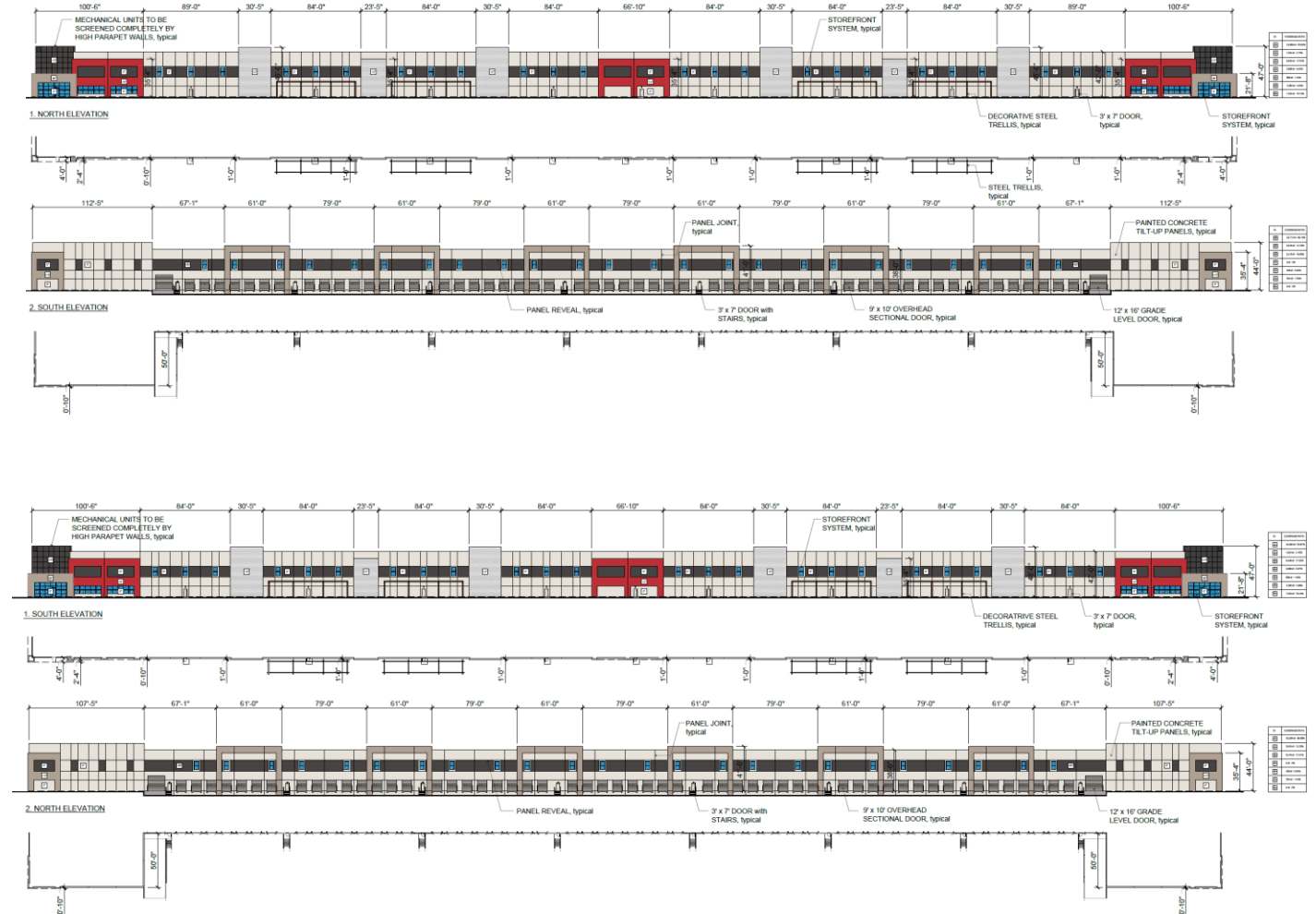
Design Standard	Existing	Proposed
<u>Maximum Building Height –</u> <i>MZO Table 11-7-3(A)</i>	40 feet	60 feet
<u>Front and Street Facing side setback (Pecos Road)</u> – <i>MZO Table 11-7-3(A)</i>	20 feet	15 feet
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> - Group Industrial Buildings, Shell Buildings (no specified use)	75% at 1 space per 500 square feet plus 25% at 1 space per 375 Square feet	Office: 1 space per 375 square feet of gross floor area Industrial/warehouse: 1 space per 1,500 square feet of gross floor area
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(A)</i>	The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots.	The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle /equipment storage lots or vehicle and equipment sales lots or truck/semi-truck parking area within the storage or docking areas.

PAD Modifications

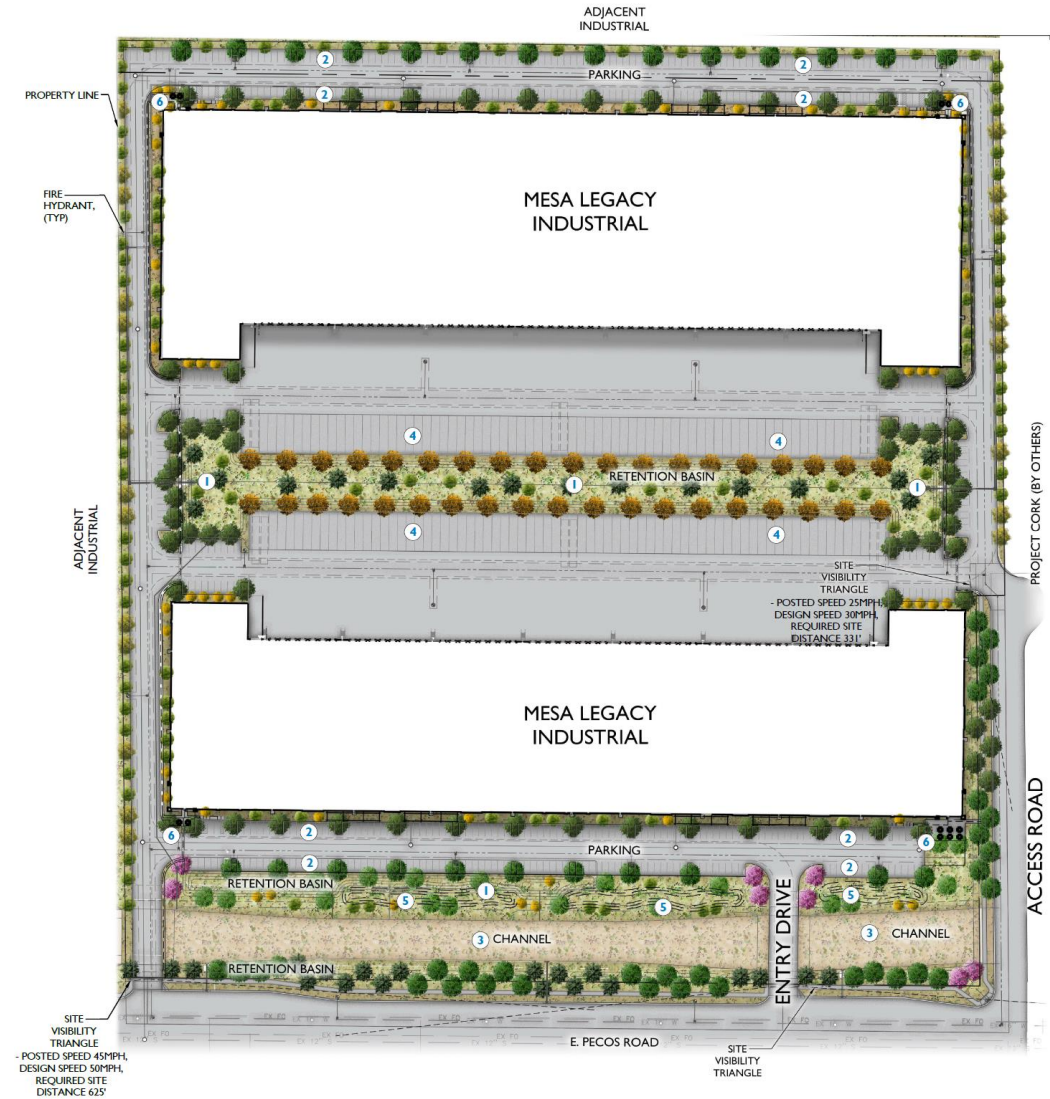
Design Standard	Existing	Proposed
<p><u>Foundation Base Along Exterior Walls –</u> <i>MZO Section 11-33-5(A)(1)(a)(i)</i></p> <p><i>-Exterior walls with public entrances for buildings larger than 10,000 square feet</i></p>	<p>Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.</p>	<p>Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area may have a minimum depth of 12 feet, only when necessary to comply with the Mesa Fire Code.</p>
<p><u>Trash and Refuse Collection Areas –</u> <i>MZO Section 11-30-12</i></p>	<p>General Applicability</p> <p>Requirements. Solid waste and recycling container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Designs must meet Mesa Standard Details.</p>	<p>General Applicability</p> <p>Requirements. Solid waste and recycling container enclosures are not required when the solid waste container or recycling container is located within a truck/semi-truck loading and trailer parking court</p>

Design Review

- May 10, 2022
- Minor Comments

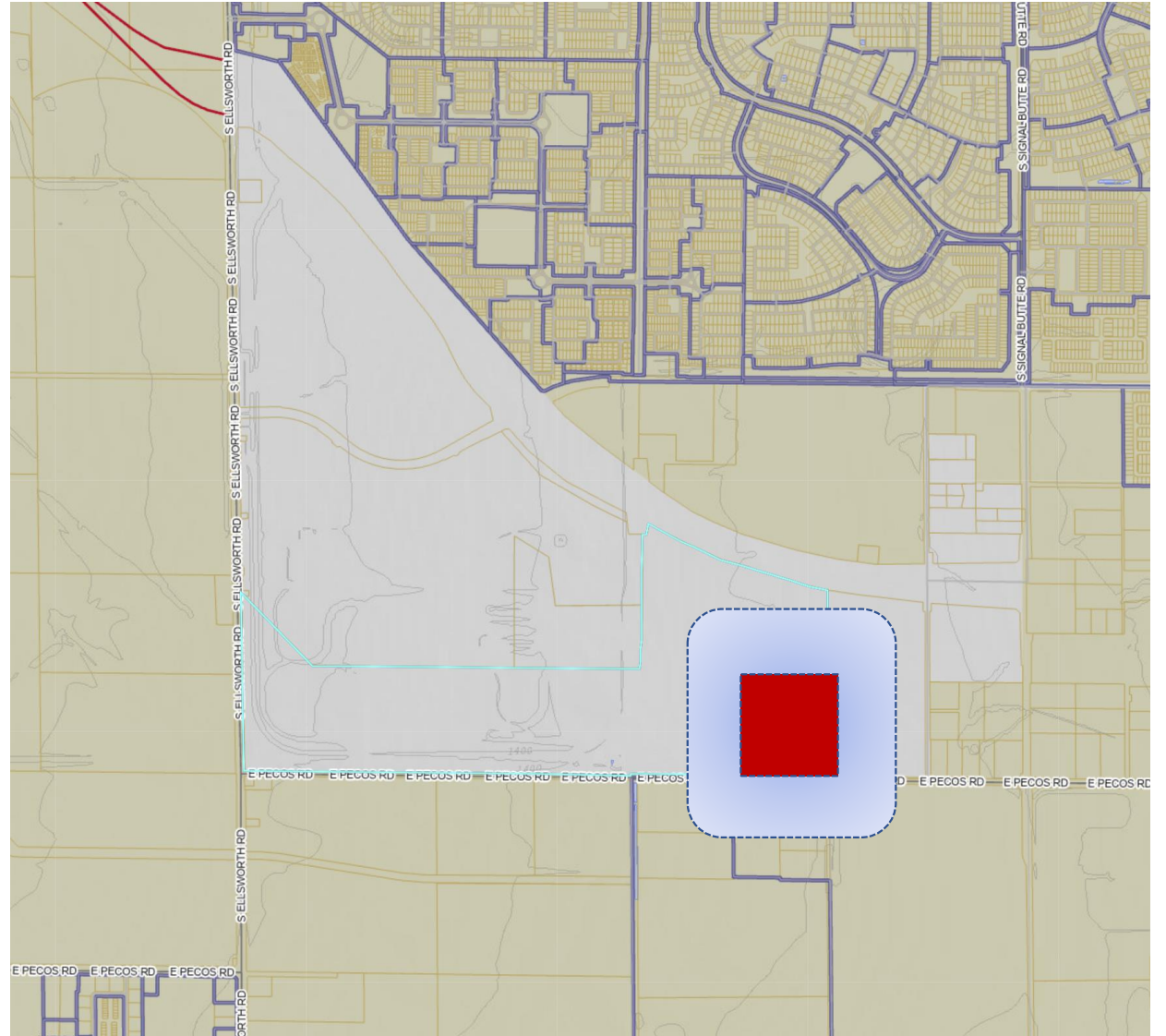


Landscape Plan



Citizen Participation

- Property owners within 1000 feet, HOA's, & Registered Neighborhoods
- No comments from interested parties



Summary

Findings

- Request complies with the 2040 Mesa General Plan
- Complies with Gateway Strategic Development Plan
- Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the MZO

Staff Recommendation

Approval with Conditions



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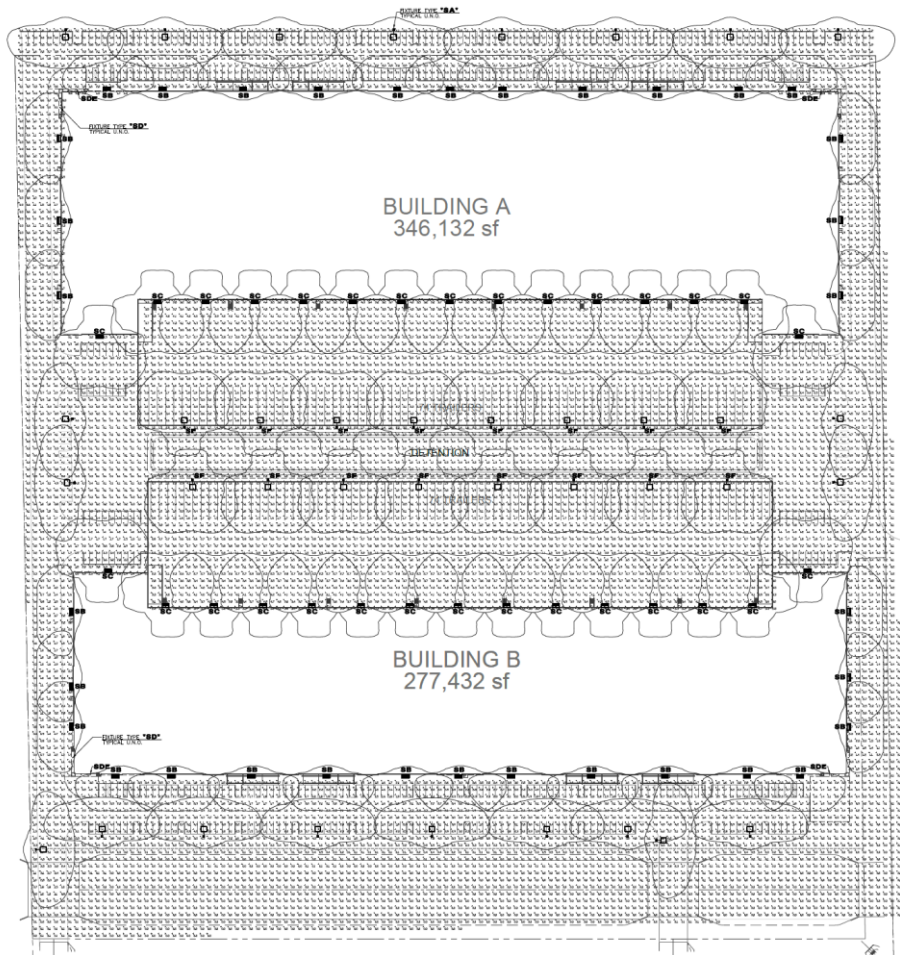
Renderings



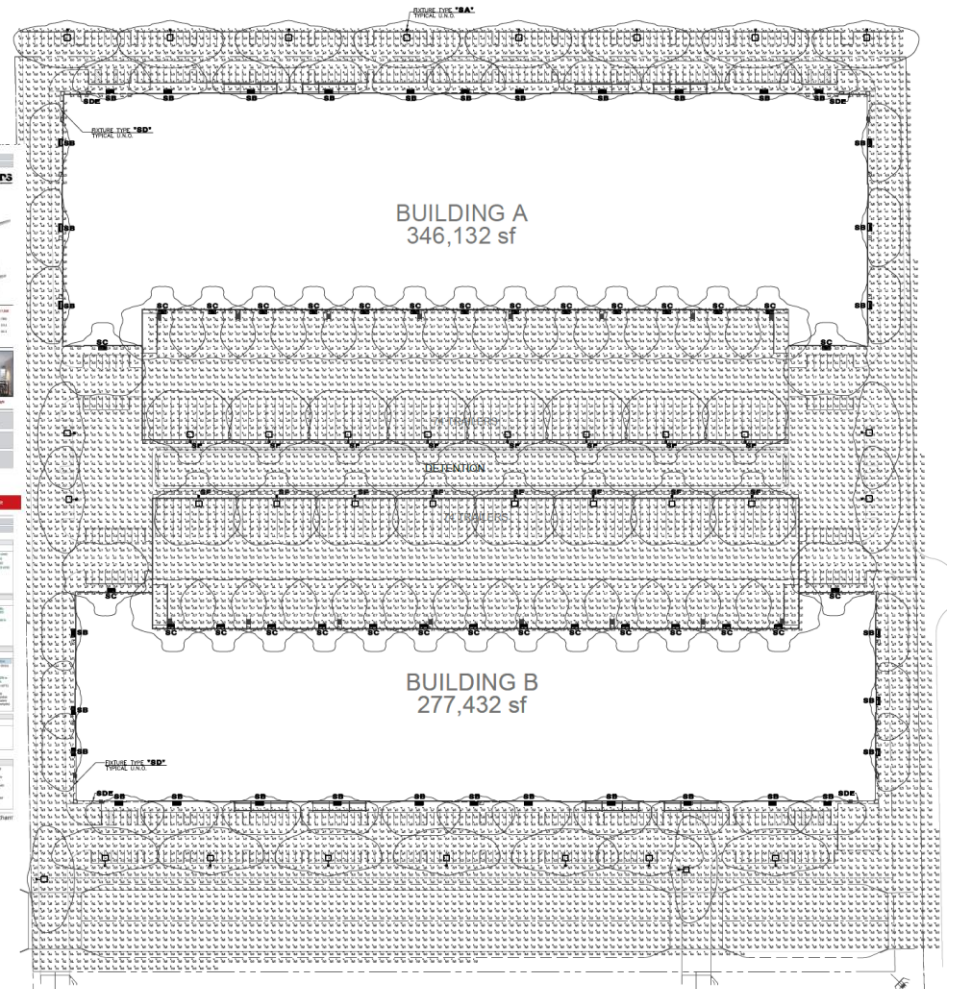
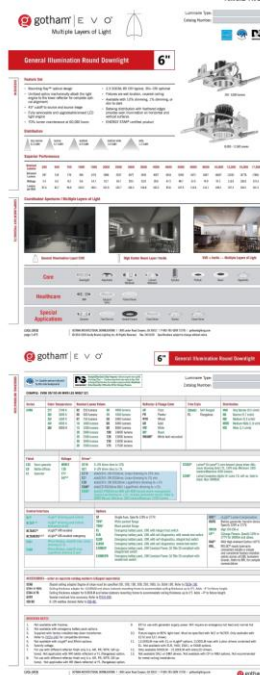
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Lighting



ELECTRICAL PRE-CURFEW PHOTOMETRICS
SCALE: 1"=60'-0"



ELECTRICAL POST-CURFEW PHOTOMETRICS
SCALE: 1"=60'-0"